

GENERAL ORDINANCE NO. G- 13-90

AN ORDINANCE amending the City of
Fort Wayne Zoning Ordinance.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
FORT WAYNE, INDIANA:

SECTION 1. That Section 33-42 Definitions be amended
by deleting subsections (i); (j); (q).

SECTION 2. That Section 33-42 Definitions be amended
by redesignating the following subsections:

Subsection "(k)" is amended to Subsection "(i)"

Subsection "(l)" is amended to Subsection "(n)"

Subsection "(m)" is amended to Subsection "(p)"

Subsection "(n)" is amended to Subsection "(q)"

Subsection "(o)" is amended to Subsection "(r)"

Subsection "(p)" is amended to Subsection "(s)"

SECTION 3. That Section 33-42 Definitions, be amended
by adding the following, new definitions:

(u) Substantial Improvement: any reconstruction,
rehabilitation, addition, or other improvement of a
structure, the cost of which equals or exceeds 40
percent of the market value of the structure before the
"start of construction" of the improvement. This term
includes structures which have incurred "substantial
damage" regardless of the actual repair work performed.
The term does not include improvements of structures to
correct existing violations of state or local health,
sanitary, or safety code requirements or any alteration
of a "historic structure", provided that the alteration

will not preclude the structures continued designation as a "historic structure".

(j) Existing manufactured home park or subdivision: a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

(k) Expansion to an existing manufactured home park or subdivision: the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

(l) Manufactured homes: a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

(m) New manufactured home park or subdivision: a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed

(including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

(o) Recreation vehicle: a vehicle which is (1) built on a single chassis; (2) 400 square feet or less when measured at the largest horizontal projections; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational camping, travel, or seasonal use.

(t) Structure - means a structure that is principally above ground and is enclosed by walls and a roof. The term includes a gas or liquid storage tank, a manufactured home, or a prefabricated building. The term also includes recreational vehicles and travel trailer to be installed on a site for more than 180 days.

SECTION 4. That Section 33-42 Definitions be amended by amending subsection (a) to read as follows:

(a) Development - any man-made change to improved or unimproved real estate including but not limited to:

1. construction, reconstruction, or placement of a building or any addition to a building valued at more than \$1,000;

2. installing a manufactured home on a site,
preparing a site for a manufactured home or
installing a travel trailer on a site for more
than 180 days;
3. installing utilities, erection of walls and
fences, construction or roads, or similar
projects;
4. construction of flood control structures such as
levees, dikes, channel improvements, etc.;
5. mining, dredging, filling, grading, excavation, or
drilling operations;
6. construction and/or reconstruction of bridges or
culverts;
7. storage of materials, or;
8. any other activity that might change the
direction, height, or velocity of flood or surface
waters.

"Development" does not include activities such as
maintenance of existing buildings and facilities such
as painting, re-roofing; resurfacing roads; or
gardening, plowing, and similar agricultural practices
that do not involve filling, grading, excavation, or
the construction of permanent buildings.

1 SECTION 5. That Section 33-44(d)(4) be amended to add
2 a new subsection to read as follows:

3 (iii) Adequate drainage paths shall be provided
4 around structures on slopes, to guide floodwaters
5 around and away from proposed structures.
6

7 SECTION 6. That Section 33-44, subsection (f) and
8 subsection (f) (1), be deleted and replaced with a new
9 subsection (f) and subsection (f) (1) to read as follows:
10

11 (f) Fill: Fill will be permitted only in the floodway
12 fringe areas and only in accordance with the following
13 procedures:
14

15 (1) For any fill proposed to be deposited in the
16 floodway fringe, it must be shown that the advantages
17 outweigh the detriment caused by the fill and to be of
18 some beneficial purpose. The amount of the fill shall
19 not be greater than is shown on a plan submitted by the
20 owner showing the uses to which the filled land will be
21 put and the final dimensions of the proposed fill. All
22 fill placed within the floodway fringe shall be
23 obtained from other areas within the floodplain. The
24 location within the floodplain from which the fill is
25 taken shall be graded and seeded to prevent erosion and
26 sedimentation.
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28 SECTION 7. That Section 33-44 (b) (2) be deleted in
29 its entirety, and replaced with a new Section 33-44 (b) (2)
30 to read as follows:
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1 (2) Recordkeeping for nonresidential building: The
2 developer shall also provide as part of an application
3 for an improvement location permit a certificate from a
4 registered professional engineer or architect who shall
5 certify that the floodproofing methods, whenever
6 applicable or required, are adequate to withstand the
7 flood depths, pressures, velocities, impact and uplift
8 forces and other factors associated with the regulatory
9 flood. A record of such certificates indicating the
10 specific elevation (in relation to mean sea level) to
11 which such structures are floodproofed shall be
12 maintained with the Department of Community and
13 Economic Development and recorded at the applicants
14 expense in the County Recorder's office.

15 SECTION 8. That Section 33-44 be amended to add a new
16 subsection to read as follows:

17
18 (g) Manufactured homes and recreational vehicles shall
19 be governed by the following:

20
21 (1) For manufactured homes, the lowest floor must
22 be at least two (2) feet above the regulatory
23 flood elevation. This requirement applies to the
24 installation of a manufactured home on a new site
25 or a new manufactured home on an existing site,
26 and the installation of a travel trailer on a site
27 for more than 180 days. This ordinance does not
28 apply to returning the existing manufactured home
29 to the same site if lawfully occupied before it
30 was removed to avoid flood damage.

31 (2) Manufactured homes and travel trailers (also
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called recreational vehicles) to be installed or substantially improved on a site for more than 180 days must meet one of the following anchoring requirements:

(i) The manufactured home shall be elevated on a permanent foundation such that the lowest floor shall be at or above the Flood Protection Grade and securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. This requirement applies to all manufactured homes to be placed on a site;

(a) outside a manufactured home park or subdivision;

(b) in a new manufactured home park or subdivision;

(c) in an expansion to an existing manufactured home park or subdivision; or

(d) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood.

(ii) The manufactured home shall be elevated

1 so that the lowest floor of the
2 manufactured home chassis is supported
3 by reinforced piers or other foundation
4 elements that are no less than 36 inches
5 in height above grade and be securely
6 anchored to an adequately anchored
7 foundation system to resist flotation,
8 collapse, and lateral movement.

9 This requirement applies to all
10 manufactured homes to be placed on a
11 site in an existing manufactured home
12 park or subdivision that has not been
13 substantially damaged by a flood.
14

15 (3) Recreation vehicles placed on a site shall
16 either:

17
18 (i) be on the site for less than 180
19 consecutive days;

20
21 (ii) be fully licensed and ready for highway
22 use (defined as being on its wheels or
23 jacking system, is attached to the site
24 only by quick disconnect type utilities
25 and security devices, and has no
26 permanently attached additions); or

27
28 (iii) meet the requirements for "manufactured
29 homes" in paragraph (2) of this section.
30

31 (4) All owners of manufactured home parks or
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subdivisions located within the SFHA identified as Zone A on the community's FHMB or FIRM develop an evacuation plan for those lots located in Zone A and file it with the local Plan Commission and have it filed and approved by the appropriate community emergency management authorities.

SECTION 9. That Section 33-46 be amended by deleting subsection (b)(13); that subsection (b)(14) be redesignated as (b)(13); that subsection (b)(15) be redesignated as (b)(14); that subsection (b)(16) be redesignated as (b)(15).

SECTION 10. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY:

J. TIMOTHY MCCAULAY, CITY ATTORNEY

Read the first time in full and on motion by Bradbury, seconded by Edmonds, and duly adopted, read the second time by title and referred to the Committee on Regulars (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19____, at _____ o'clock P., M., E.S.T.

DATED: 2-27-90

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the ~~third~~ time in full and on motion by Bradbury, seconded by Edmonds, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
TOTAL VOTES	<u>7</u>			<u>2</u>
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT				<u>✓</u>
TALARICO				<u>✓</u>

DATED: 5-22-90

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (~~APPROPRIATION~~) (GENERAL) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE RESOLUTION NO. 12-13-90 on the 22nd day of May, 1990

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Charles S. Red
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 19th day of June, 1990 at the hour of 4:00 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 22nd day of June, 1990, at the hour of 3:00 o'clock P. M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

GENERAL ORDINANCE NO. G-_____

AN ORDINANCE amending the City of
Fort Wayne Zoning Ordinance.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
FORT WAYNE, INDIANA:

SECTION 1. That a new Section, Section 33-40.
Statutory Authorization, be added to read as follows:

Section 33-40 - Statutory Authorization

The Indiana Legislature granted the power to local
units of government (IC-36-7-4) to control land use
within their jurisdictions in order to accomplish the
following.

SECTION 2. That Section 33-42 Definitions, be amended
by adding the following, new definitions:

(r) Structure - means a structure that is principally
above ground and is enclosed by walls and a roof. The
term includes a gas or liquid storage tank, a
manufactured home, or a prefabricated building. The
term also includes recreational vehicles and travel
trailers to be installed on a site for more than 180
days.

(s) Substantial Improvement: any reconstruction,
rehabilitation, addition, or other improvement of a
structure, the cost of which equals or exceeds 40
percent of the market value of the structure before the
"start of construction" of the improvement. This term
includes structures which have incurred "substantial
damage" regardless of the actual repair work performed.

1 The term does not include improvements of structures to
2 correct existing violations of state or local health,
3 sanitary, or safety code requirements or any alteration
4 of a "historic structure", provided that the alteration
5 will not preclude the structures continued designation
6 as a "historic structure".

7 (t) Existing manufactured home park or subdivision: a
8 manufactured home park or subdivision for which the
9 construction of facilities for servicing the lots on
10 which the manufactured homes are to be affixed
11 (including, at a minimum, the installation of
12 utilities, the construction of streets, and either
13 final site grading or the pouring of concrete pads) is
14 completed before the effective date of the floodplain
15 management regulations.

16
17 (u) Expansion to an existing manufactured home park or
18 subdivision: the preparation of additional sites by the
19 construction of facilities for servicing the lots on
20 which the manufactured homes are to be affixed
21 (including the installation of utilities, the
22 construction of streets, and either final site grading
23 or the pouring of concrete pads).

24
25 (w) Manufactured home: a structure, transportable in
26 one or more sections, which is built on a permanent
27 chassis and is designed for use with or without a
28 permanent foundation when attached to the required
29 utilities. The term "manufactured home" does not
30 include a "recreational vehicle."
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1 (v) New manufactured home park or subdivision: a
2 manufactured home park or subdivision for which the
3 construction of facilities for servicing the lots on
4 which the manufactured homes are to be affixed
5 (including at a minimum, the installation of utilities,
6 the construction of streets, and either final site
7 grading or the pouring of concrete pads) is completed
8 on or after the effective date of floodplain management
9 regulations adopted by a community.

10 (x) Recreational vehicle or travel trailer: a vehicle
11 which is (1) built on a single chassis; (2) 400 square
12 feet or less when measured at the largest horizontal
13 projections; (3) designed to be self-propelled or
14 permanently towable by a light duty truck; and (4)
15 designed primarily not for use as a permanent dwelling,
16 but as temporary living quarters for recreational
17 camping, travel, or seasonal use.

18
19 (k) Floodway fringe partially protected area (FFPP):
20 That portion of the floodplain lying outside of the
21 floodway and determined by the city department charged
22 with floodwater control to be reasonably protected from
23 floodwater so that the chances of flooding are
24 minimized. The floodway fringe partially protected
25 areas shall be approved by the Indiana Department of
26 Natural Resources and will be shown on an overlay
27 district map maintained by the city.

28
29 SECTION 3. That Section 33-42 Definitions be amended
30 by deleting subsections (a); (i); (j); (q), and replaced
31 with the following:
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1 (a) Development - any man-made change to improved or
2 unimproved real estate including but not limited to:

3
4 1. construction, reconstruction, or placement of a
5 building or any addition to a building valued at
6 more than \$1,000;

7
8 2. installing a manufactured home on a site,
9 preparing a site for a manufactured home or
10 installing a travel trailer on a site for more
11 than 180 days;

12
13 3. installing utilities, erection of walls and
14 fences, construction or roads, or similar
15 projects;

16
17 4. construction of flood control structures such as
18 levees, dikes, channel improvements, etc.;

19
20 5. mining, dredging, filling, grading, excavation, or
21 drilling operations;

22
23 6. construction and/or reconstruction of bridges or
24 culverts;

25
26 7. storage of materials; or

27
28 8. any other activity that might change the
29 direction, height, or velocity of flood or surface
30 waters.
31
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1 "Development" does not include activities such as
2 maintenance of existing buildings and facilities such
3 as painting, re-roofing; resurfacing roads; or
4 gardening, plowing, and similar agricultural practices
5 that do not involve filling, grading, excavation, or
6 the construction of permanent buildings.

7 (i) Floodway fringe unprotected area (FFU): That
8 portion of the floodplain lying outside of the floodway
9 which is not included in the floodway fringe partially
10 protected, and floodway fringe protected areas.

11
12 (j) Floodway fringe protected area (FFP): That
13 portion of the floodplain lying outside of the floodway
14 and determined by the city department charged with
15 floodwater control to be reasonably protected from the
16 floodwater so that chances of flooding are minimized.
17 The FFP will be eligible for removal from the
18 floodplain upon completion of diking projects. The FFP
19 areas shall be approved by the Indiana Department of
20 Natural Resources and will be shown on an overlay
21 district map maintained by the city.

22
23 (q) River or stream: All open channels, whether
24 natural, manmade, or modified by man, which carry or
25 discharge water.

26
27 SECTION 4. That Section 33-42 Definitions be amended
28 by redesignating the subsections as follows:

29 Subsection "(k)" is amended to Subsection "(l)"

30 Subsection "(l)" is amended to Subsection "(m)"

31 Subsection "(m)" is amended to Subsection "(n)"

32

Subsection "(n)" is amended to Subsection "(o)"

Subsection "(o)" is amended to Subsection "(p)"

SECTION 5. That Section 33-44 (f) (1) be deleted in its entirety, and replaced with a new Section 33-44 (f) (1) to read as follows:

(f) Fill: Fill will be permitted only in the floodway fringe areas and only in accordance with the following procedures:

(1) For any fill proposed to be deposited in the floodway fringe, it must be shown that the advantages outweigh the detriment caused by the fill and to be of some beneficial purpose. The amount of the fill shall not be greater than is shown on a plan submitted by the owner showing the uses to which the filled land will be put and the final dimensions of the proposed fill. All fill placed within the floodway fringe shall be obtained from other areas within the floodplain. The location within the floodplain from which the fill is taken shall be graded and seeded to prevent erosion and sedimentation.

SECTION 6. That Section 33-44 (b) (2) be deleted in its entirety, and replaced with a new Section 33-44 (b) (2) to read as follows:

(2) Recordkeeping for nonresidential building: The developer shall also provide as part of an application for an improvement location permit a certificate from a registered professional engineer or architect who shall

1 certify that the floodproofing methods, whenever
2 applicable or required, are adequate to withstand the
3 flood depths, pressures, velocities, impact and uplift
4 forces and other factors associated with the regulatory
5 flood. A record of such certificates indicating the
6 specific elevation (in relation to mean sea level) to
7 which such structures are floodproofed shall be
8 maintained with the Division of Community and Economic
9 Development and recorded at the applicants expense in
10 the County Recorder's office.

11 SECTION 7. That Section 33-44 be amended to add a new
12 subsection to read as follows:

13
14 (g) Manufactured homes and recreational vehicles shall
15 be governed by the following:

16
17 (1) This article does not apply to returning
18 the existing manufactured home to the same site if
19 lawfully occupied before it was removed to avoid
20 flood damage.

21
22 (2) Manufactured homes and travel trailers (also
23 called recreational vehicles) to be installed or
24 substantially improved on a site for more than 180
25 days must meet one of the following anchoring
26 requirements:

27
28 (i) The manufactured home shall be elevated
29 on a permanent foundation such that the
30 lowest floor shall be at least two (2)
31 feet or above the regulatory flood
32

1 elevation and securely anchored to an
2 adequately anchored foundation system to
3 resist flotation, collapse, and lateral
4 movement. This requirement applies to
5 all manufactured homes to be placed on a
6 site;

7 (a) outside a manufactured home park or
8 subdivision;

9
10 (b) in a new manufactured home park or
11 subdivision;

12
13 (c) in an expansion to an existing
14 manufactured home park or
15 subdivision; or

16
17 (d) in an existing manufactured home
18 park or subdivision on which a
19 manufactured home has incurred
20 "substantial damage" as a result of
21 a flood.

22
23 (ii) The manufactured home shall be elevated
24 so that the lowest floor of the
25 manufactured home chassis is supported
26 by reinforced piers or other foundation
27 elements that are no less than 36 inches
28 in height above grade and be securely
29 anchored to an adequately anchored
30 foundation system to resist flotation,
31 collapse, and lateral movement.
32

1 This requirement applies to all
2 manufactured homes to be placed on a
3 site in an existing manufactured home
4 park or subdivision that has not been
5 substantially damaged by a flood.
6

7 (3) Recreation vehicles placed on a site shall
8 either:
9

10 (i) be on the site for less than 180
11 consecutive days;
12

13 (ii) be fully licensed and ready for highway
14 use (defined as being on its wheels or
15 jacking system, is attached to the site
16 only by quick disconnect type utilities
17 and security devices, and has no
18 permanently attached additions); or
19

20 (4) All owners of manufactured home parks or
21 subdivisions located within the SFHA
22 identified as Zone A on the community's FHMB
23 or FIRM develop an evacuation plan for those
24 lots located in Zone A and file it with the
25 local Plan Commission and have it filed and
26 approved by the appropriate community
27 emergency management authorities.
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SECTION 8. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY:

J. TIMOTHY MCCAULAY, CITY ATTORNEY

GENERAL ORDINANCE NO. G-_____

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by adding the following, new definitions:

(r) Substantial Improvement: any reconstruction,
rehabilitation, addition, or other improvement of a
structure, the cost of which equals or exceeds 40
percent of the market value of the structure before the
"start of construction" of the improvement. This term
includes structures which have incurred "substantial
damage" regardless of the actual repair work performed.
The term does not include improvements of structures to
correct existing violations of state or local health,
sanitary, or safety code requirements or any alteration
of a "historic structure", provided that the alteration
will not preclude the structures continued designation
as a "historic structure".

(s) Existing manufactured home park or subdivision: a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

(t) Expansion to an existing manufactured home park or subdivision: the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

(u) Manufactured homes: a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

(v) New manufactured home park or subdivision: a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed

on or after the effective date of floodplain management regulations adopted by a community.

(w) Recreation vehicle: a vehicle which is (1) built on a single chassis; (2) 400 square feet or less when measured at the largest horizontal projections; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational camping, travel, or seasonal use.

(x) Floodway fringe partially protected area (FFPP): That portion of the floodplain lying outside of the floodway and determined by the city department charged with floodwater control to be reasonably protected from floodwater so that the chances of flooding are minimized. The floodway fringe partially protected areas shall be approved by the Indiana Department of Natural Resources and will be shown on an overlay district map maintained by the city.

SECTION 3. That Section 33-42 Definitions be amended by deleting subsections (a); (i); (j); (q), and replaced with the following:

(a) Development - any man-made change to improved or unimproved real estate including but not limited to:

1. construction, reconstruction, or placement of a building or any addition to a building valued at more than \$1,000;

2. installing a manufactured home on a site, preparing a site for a manufactured home or installing a travel trailer on a site for more than 180 days;
3. installing utilities, erection of walls and fences, construction or roads, or similar projects;
4. construction of flood control structures such as levees, dikes, channel improvements, etc.;
5. mining, dredging, filling, grading, excavation, or drilling operations;
6. construction and/or reconstruction of bridges or culverts;
7. storage of materials; or
8. any other activity that might change the direction, height, or velocity of flood or surface waters.

"Development" does not include activities such as maintenance of existing buildings and facilities such as painting, re-roofing; resurfacing roads; or gardening, plowing, and similar agricultural practices that do not involve filling, grading, excavation, or the construction of permanent buildings.

(i) Floodway fringe unprotected area (FFU): That

1 floodway fringe, it must be shown that the advantages
2 outweigh the detriment caused by the fill and to be of
3 some beneficial purpose. The amount of the fill shall
4 not be greater than is shown on a plan submitted by the
5 owner showing the uses to which the filled land will be
6 put and the final dimensions of the proposed fill. All
7 fill placed within the floodway fringe shall be
8 obtained from other areas within the floodplain. The
9 location within the floodplain from which the fill is
10 taken shall be graded and seeded to prevent erosion and
11 sedimentation.

12 SECTION 5. That Section 33-44 (b) (2) be deleted in
13 its entirety, and replaced with a new Section 33-44 (b) (2)
14 to read as follows:

15
16 (2) Recordkeeping for nonresidential building: The
17 developer shall also provide as part of an application
18 for an improvement location permit a certificate from a
19 registered professional engineer or architect who shall
20 certify that the floodproofing methods, whenever
21 applicable or required, are adequate to withstand the
22 flood depths, pressures, velocities, impact and uplift
23 forces and other factors associated with the regulatory
24 flood. A record of such certificates indicating the
25 specific elevation (in relation to mean sea level) to
26 which such structures are floodproofed shall be
27 maintained with the Department of Community and
28 Economic Development and recorded at the applicants
29 expense in the County Recorder's office.

30
31 SECTION 6. That Section 33-44 be amended to add a new
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1 APPROVED AS TO FORM AND LEGALITY:
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5 J. TIMOTHY MCCAULAY, CITY ATTORNEY
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ARTICLE X - FLOODPLAIN

Sec. 33-41. General criteria for floodplain regulations.

(a) **Objectives.** The objective of this article is to provide sound floodplain regulation for Fort Wayne's rivers and streams in order better to:

- (1) Protect human life and health.
- (2) Protect individuals from buying lands and structures which are unsuited for intended purposes because of flood hazards.
- (3) Provide for public awareness of the flooding potential.
- (4) Minimize public and private property damage.
- (5) Minimize surface and groundwater pollution which will affect human, animal, or plant life.
- (6) Control floodplain uses such as filling, dumping, storage of material, structures, buildings, and any other [uses] which, acting alone or in combination with other existing or future uses, cause damaging flood heights and velocities by obstructing flows and reducing water storage capacity.
- (7) Control development which will, when acting alone or in combination with other development or features, cause an unjustified vulnerability to floods, flood damage, and an additional burden to the public to pay the costs of rescue, relief, emergency preparedness measures, sandbagging, pumping, and temporary dikes or levees.
- (8) Control development which will, when acting alone or in combination with other development or features, cause an additional burden to the public for business interruptions, factory closing, disruption of transportation routes, interference with utility services, and other factors that result in loss of wages, sales, production, and tax write-offs.
- (9) Help maintain a stable tax base by the preservation or enhancement of property values for future floodplain development.
- (10) Minimize areas of the floodplain that are blighted by

floods so that property values in and adjacent to the floodplain will be preserved.

- (11) Maximize the use of floodplain for parks, open spaces, and public recreation purposes.

Sec. 33-42. Definitions.

Whenever used or referred to in this article, unless a different meaning appears from the context:

(a) **Development:** Any man-made change to improved or unimproved real estate, including but not limited to: ~~buildings or other structures, mining, dredging, filling, grading, paving, excavation, substantial improvements, placement of mobile homes, subdivision of land, in-fill or drilling operations.~~

1. construction, reconstruction, or placement of a building or any addition to a building valued at more than \$1,000;
2. installing a manufactured home on a site, preparing a site for a manufactured home or installing a travel trailer on a site for more than 180 days;
3. installing utilities, erection of walls and fences, construction of roads, or similar projects;
4. construction of flood control structures such as levees, dikes, channel improvements, etc.;
5. mining, dredging, filling, grading, excavation, or drilling operations;
6. construction and/or reconstruction of bridges or culverts;
7. storage of materials, or;
8. any other activity that might change the direction, height, or velocity of flood or surface waters.

"Development" does not include activities such as maintenance of existing buildings and facilities such as painting, re-roofing; resurfacing roads; or gardening, plowing, and similar agricultural practices that do not involve filling, grading, excavation, or the construction of permanent buildings.

(b) **Flood or floodwater:** The water of any river, stream or lake which is above the bank and/or outside the channel and banks of such river, stream, or lake.

(c) **Floodplain:** The area adjoining a river, stream, or lake which has been or may hereafter be covered by floodwater and consists of all floodway, floodway fringe unprotected, and floodway fringe protected areas that are subject to flooding by the regulatory flood. This area is shown as unnumbered A-zones on the flood insurance rate maps.

(d) **Floodproofing:** A combination of structural provisions, changes, or adjustments to properties and structures subject to flood primarily for the reduction or elimination of flood damages to properties, water and sanitary facilities, structures, and contents of buildings in a floodplain. Floodproofing must be watertight below the regulatory flood elevation.

(e) **Floodproofed building:** A commercial or industrial building designed to exclude floodwater from the interior of that building. All such floodproofing shall be adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the regulatory flood.

(f) **Flood protection grade:**

(i) **Nonfloodproofed buildings-** The elevation of the lowest floor of a building or structure. If a building contains a basement, the basement floor is considered the lowest floor.

(ii) **Floodproofed building-** If a building is floodproofed as hereinafter defined, the term "flood protection grade" applies to the water surface elevation for which the building is protected.

(g) **Floodway area (FW):** The channel of a river or stream and those portions of the floodplain adjoining the channel that are determined by the Indiana Department of Natural Resources and FEMA as necessary to carry and discharge the regulatory flood of any channel, watercourse or floodplain.

(h) **Floodway fringe (FF):** Means those portions of the flood plain lying outside the floodway area.

~~(i) Floodway fringe unprotected area (FFU):--That portion of the floodplain lying outside of the floodway which is not included in the floodway fringe partially protected area.---and---floodway fringe unprotected areas.---(This definition only applied to section 33-46.)~~

~~(j) Floodway fringe protected area (FFP):--That portion of the floodplain lying outside of the floodway and determined by the city department charged with floodwater control to be reasonably protected from floodwater so that the chances of flooding are~~

~~minimized.---(The--FFP--will--be--eligible--for--removal--from--the
floodplain--upon--completion--of--diking--projects.---The--floodway
fringe--protected--(FFP)--areas--shall--be--approved--by--the--Indiana
Department--of--Natural--Resources--and--will--be--shown--on--an--overlay
district--map--maintained--by--the--city.---(This--definition--only
applies--to--section--44-46:)-~~

(i) **In-fill:** New construction or substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures, constructed below the regulatory flood elevation.

(j) **Existing manufactured home park or subdivision:** a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations.

(k) **Expansion to an existing manufactured home park or subdivision:** the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

(l) **Manufactured home:** a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

(m) **New manufactured home park or subdivision:** a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

(n) **Obstruction:** Structure, object or other matter in, along, across, or projecting into any channel, watercourse or floodplain, river or stream, or flood hazard area which may impede, retard, or change the direction of the flow of water.

(o) **Recreational vehicle; also travel trailer:** a vehicle which is (1) built on a single chassis; (2) 400 square feet or less when measured at the largest horizontal projections; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent

dwelling, but as temporary living quarters for recreational camping, travel, or seasonal use.

(p) Regulatory flood: A flood having a peak discharge which can be expected to be equalled or exceeded on the average of once in a one-hundred-year period, as calculated by a method and procedure which is acceptable to and provided by the Indiana Department of Natural Resources. The regulatory flood has a one per cent probability of occurring in any given year.

(q) Regulatory flood profile: A longitudinal profile along the thread of a stream showing the maximum water surface elevations attained by the regulatory flood.

(r) Regulatory floodway: The channel of a river or stream and those portions of the floodplain adjoining the channel which are required to carry and discharge the peak flow of the regulatory flood of any channel, or watercourse with no increase in the regulatory flood elevation.

(s) River or stream: All open channels, whether natural, man-made, or modified by man, which carry or discharge water.

~~**(q) Structure--**Walled-and-roofed-buildings,--including-gas-or-liquid-storage-tanks,--and-mobile-homes-that-are-principally-above-ground-~~

(t) Structure - For purposes of this article, means a structure that is principally above ground and is enclosed by walls and a roof. The term includes a gas or liquid storage tank, manufactured home or a prefabricated building. The term also includes recreational vehicles and travel trailers to be installed on a site for more than 180 days.

(u) Substantial Improvement: any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 40 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage" regardless of the actual repair work performed. The term does not include improvements of structures to correct existing violations of state or local health, sanitary, or safety code requirements, or any alteration of a "historic structure", provided that the alteration will not preclude the structures continued designation as a "historic structure".

Sec. 33-43. Floodplain district boundaries.

The areal extent of the floodplain area shall include all land subject to inundation by the regulatory flood as shown on maps prepared by the Federal Emergency Management Agency in a

scientific and engineering report entitled "The Flood Insurance Study for the City of Fort Wayne, Indiana" dated October 3, 1984, with accompanying flood boundary-floodway maps and flood insurance rate map dated April 3, 1985, along with any subsequent revisions to text or maps. In cases where the floodway, floodway fringe, peak discharge and regulatory flood profile have not been provided by the Federal Emergency Management Agency, this data shall be determined and approved by the Indiana Department of Natural Resources utilizing the best available technology. In addition to the flood insurance study maps, any maps prepared or supplied by the department of natural resources which allow for a better floodplain delineation shall be used by the zoning enforcement officer provided that these maps shall be at least as restrictive as the FIS maps. Amendments to the text of floodplain district and FIS maps can be made provided that no change will be made in the delineation of floodplain, floodway, or regulatory flood elevation and the text of floodplain district without the prior approval of FEMA.

Sec. 33-44. Procedures for development in floodplain districts.

(a) No development in the floodplain districts shall take place unless the zoning enforcement officer first grants an improvement location permit. The zoning enforcement officer shall review all applications for improvement location permits for development including new construction, additions to existing construction, or other development to ascertain whether the proposed development lies in the floodplain district. If the permit application pertains to property in the floodplain district, then the applicant must meet the following criteria before receiving an improvement location permit and certificate of compliance.

(G-14-89)

(b) In the enforcement of this article and in granting permits and certificates, the Division of Community and Economic Development shall assure that all of the standards contained in 44 CFR, Section 60.3 Subsection (d) and Indiana Department of Natural Resources requirements pertaining to state and federal permits, building permit review, subdivision review, flood-proofing nonresidential structures, mobile home tie-down standards, utility construction, recordkeeping (including lowest floor elevation) and stream and river alteration and maintenance have been met.

(1) **Recordkeeping:** For every permit issued in the floodplain, record shall be kept of the regulatory flood elevation at that location, and the elevation of the lowest floor of the structure as designed and built.

(2) **Recordkeeping for nonresidential building:** The developer shall also provide as part of an application for

an improvement location permit a certificate from a registered professional engineer or architect who shall certify that the floodproofing methods, whenever applicable or required, are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the regulatory flood. A record of such certificates indicating the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained with the Division of Community and Economic Development ~~and Planning~~ and recorded at the applicants expense in the County Recorder's Office.

(c) Procedures for development within the floodway:

(1) There will be no development of any kind that will increase the regulatory flood elevation including any structure, mobile home, fill, deposit or obstruction within those portions of the floodway which are currently undeveloped, except necessary public utilities, construction for flood control purposes, and for the use of parks, open spaces and public recreation.

(2) If an application for an improvement location permit lies in an identified floodway, then the zoning enforcement officer shall deny the permit, except that applications for parks, open spaces, public recreation, necessary public utilities, devices for flood control purposes, enlargement, expansion or alteration of nonconforming use and rebuilding of any structure damaged by flood, fire, explosion, act of God, or the public enemy shall be forwarded to the board of zoning appeals for a variance in accordance with the procedures set forth in sections 33-45 and 33-46.

(3) Expansions of legal nonconforming uses shall be permitted only as provided in Section 33-45.

(4) No new structures and enlargements or expansion of legal nonconforming use shall be permitted within the floodway areas.

(d) Procedures for development within the floodway fringe:

(1) For residential structures the lowest floor including the basement must be at least two (2) feet above the regulatory flood elevation.

(2) For nonresidential structures the lowest floor including the basement must be at least two (2) feet above the regulatory flood elevation or adequate floodproofing techniques must be used to that elevation.

(3) All structures to be erected or expanded in the floodway

fringe shall have a low flood damage potential.

(4) The structure or structures, if permitted, shall be constructed and placed on the building site so as to offer the minimum obstruction to the flow of floodwater:

(i) Whenever possible, structures shall be constructed with the longitudinal axis parallel to the direction of the flow of floodwater.

(ii) So far as practicable, structures shall be placed approximately on the same flood flow lines as those of adjoining structures.

(iii) Adequate drainage paths shall be provided around structures on slopes, to guide floodwater around and away from proposed structures.

(5) Structures shall be firmly anchored to prevent flotation which may result in damage to other structures, restriction of bridge openings, and blockage of other narrow sections of the stream or river.

(6) Utility equipment such as electrical and heating equipment shall be constructed at least two (2) feet above the regulatory flood elevation for the particular area, unless the building is floodproofed.

(7) New water, sewer, or septic systems shall be designed to minimize infiltration of floodwater.

(e) **Storage of material and equipment in the floodway fringe** shall be governed by the following:

(1) The storing or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.

(2) Storage of other material or equipment may be allowed if not subject to major damage by floods and if firmly anchored to prevent flotation.

(f) **Fill ~~and-in-fill~~**: Fill ~~and-in-fill~~ will be permitted only in the floodway fringe areas and only in accordance with the following procedures:

(1) For any fill ~~and-in-fill~~ proposed to be deposited in the floodway fringe, it must be shown that the advantages outweigh the detriment caused by the fill ~~and-in-fill~~ and to be of some beneficial purpose. The amount of the fill ~~and in--fill~~ shall not be greater than is shown on a plan submitted by the owner showing the uses to which the filled

land will be put and the final dimensions of the proposed fill. All fill ~~and-in-fill~~ placed within the floodway fringe shall be obtained from other areas within the floodplain. The location within the floodplain from which the fill is taken shall be graded and seeded to prevent erosion and sedimentation.

(2) The director of the division of community development and planning or his/her representative, may attach such conditions in the granting of improvement location permits and certificate of compliance permits as it deems necessary to further the purpose of this article. Any decision of the director of the division of community development and planning or his/her representative, may be appealed to the board of zoning appeals. (G-14-89)

(g) Manufactured homes and recreational vehicles shall be governed by the following:

(1) This article does not apply to returning the existing manufactured home to the same site if lawfully occupied before it was removed to avoid flood damage.

(2) Manufactured homes and travel trailers (also called recreational vehicles) to be installed or substantially improved on a site for more than 180 days must meet one of the following anchoring requirements:

(i) The manufactured home shall be elevated on a permanent foundation such that the lowest floor shall be at least two (2) feet above the regulatory flood elevation and securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. This requirement applies to all manufactured homes to be placed on a site;

(a) outside a manufactured home park or subdivision;

(b) in a new manufactured home park or subdivision;

(c) in an expansion to an existing manufactured home park or subdivision;
or

(d) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood.

- (ii) The manufactured home shall be elevated so that the lowest floor of the manufactured home chassis is supported by reinforced piers or other foundation elements that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

This requirement applies to all manufactured homes to be placed on a site in an existing manufactured home park or subdivision that has not been substantially damaged by a flood.

- (3) Recreation vehicles and travel trailers, where permitted by ordinance and placed on a site for their intended use shall either:

- (i) be on the site for less than 180 consecutive days;

- (ii) be fully licensed and ready for highway use (defined as being on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions);

- (4) All owners of manufactured home parks or subdivisions located within the SFHA identified as Zone A on the community's FHMB or FIRM develop an evacuation plan for those lots located in Zone A and file it with the local Plan Commission and have it filed and approved by the appropriate community emergency management authorities.

Sec. 33-45. Nonconforming uses.

(a) All land uses existing at the time of adoption of this article in floodplain areas not in full compliance with this article shall be considered nonconforming uses.

(b) Except for normal repair and maintenance, there shall be no enlargement or expansion of a building which constitutes a legal nonconforming use within the floodway area.

(c) Except for normal repair and maintenance, any structure which constitutes a legal nonconforming use within the floodway fringe may be altered, enlarged, or extended, on a one-time basis at the existing grade and floor elevations provided that other

requirements of Section 33-44 are met, and such alterations, enlargements or extensions do not increase the value of the structure, excluding the value of the land, by more than forty (40) per cent of its preimprovement market value. If the enlargement, extension or alteration is greater than forty (40) per cent of its preimprovement market value, it is permitted as long as the alterations, enlargements or extensions are permanently changed to a conforming use as to the grade and floor elevations and other requirements in accordance with the procedures for development in Section 33-44.

(d) Any structure which constitutes a legal nonconforming use which is damaged by flood, fire, explosion, act of God, the public enemy, other disaster or accident, may be restored to its original dimensions and condition at the existing grade and flood elevations, provided the damage has not reduced the value of the building, excluding the value of the land, by more than forty (40) per cent of its predamaged market value. If the structure is damaged more than forty (40) per cent of its predamaged market value, then the structure can be reconstructed or repaired only if permanently changed to a conforming use as to the grade and floor elevations and other requirements in accordance with the procedures for development in Section 33-44.

(e) Any repairs, alterations, enlargements, or extensions of any existing legal nonconforming use which does not involve a structure is subject to the provisions of this article.

Sec. 33-46. Variances.

(a) If this article prohibits a proposed development in a floodplain area, a person seeking such use or development may apply to the board of zoning appeals for a variance from the provisions of this article, except for a new development and expansion or enlargement of legal nonconforming use in the floodway. Prior to the board of zoning appeals consideration of the request for a variance in the floodway, the application for the variance shall be forwarded to the Indiana Department of Natural Resources for review and comment. All terms and conditions imposed or recommended by the Indiana Department of Natural Resources shall be incorporated into the issuance of any variance and subsequent permit.

(b) In determining whether to grant a variance, the board of zoning appeals shall consider the following matters along with the other provisions of this article:

(1) The danger to life and property due to increased flood heights or velocities caused by encroachments.

(2) The danger that materials may be swept on to other lands or downstream to the injury of others.

(3) The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions as affected by the variance.

(4) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners.

(5) The importance of the services provided by the proposed facility to the community.

(6) The requirements of the facility for a waterfront location.

(7) The availability of alternative locations not subject to flood for the proposed use.

(8) The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

(9) The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.

(10) The safety of access to the property in time of flood for ordinary and emergency vehicles.

(11) The projected height, velocity, duration, rate of rise and sediment transport of the floodwater expected at the site.

(12) The structure on which reconstruction, rehabilitation or restoration is proposed is listed on the National Register of Historic Places, or state or local inventory of historic places.

~~(13) - Whether the subject property is located in the floodway fringe protected or unprotected area.~~

(13) That the proposed development is in-fill development.

(14) That the proposed development is for reconstruction and addition to an existing structure.

(15) The requested variance is for improvements to structures that are designed to comply with cited state health and unsafe building conditions.

(c) The board of zoning appeals may grant such variances only where the following conditions are met:

(1) In all cases a public hearing will be held as provided in Chapter 33 with required statutory notice provided.

(2) In an in-fill situation, the structure or use is located on a lot one-half acre or less in size and is contiguous to and surrounded by lots with existing structures constructed below the regulatory flood elevation.

(3) The variance must not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of this article will result in unnecessary hardship including extreme hardship to the property owner, and so that the spirit of this article shall be observed and substantial justice done.

(4) All possible efforts are made to minimize potential flood damages.

(5) The variance must be designed so as to cause the least amount of potential damage considering the factors set forth in section 33-46(b).

(6) The board will require in each case a written waiver of liability (as more fully set forth in section 33-47) from the owners and developers.

(7) If the proposed development is in floodway, it must be shown that this will not result in an increased flood elevation.

(d) If the board grants a variance according to the above, it must give notice to the applicant. This written notice shall include:

(1) The fact that the proposed structure will be located in a floodplain area.

(2) The regulatory flood profile elevation and the number of feet that the lowest floor of the proposed structure will be below that regulatory flood profile elevation.

(3) The fact that the flood insurance rates will be greatly increased commensurate with the distance below the regulatory flood profile elevation.

This notice shall be recorded by the property owner in the office of the county recorder and attached to the building permit and displayed with it.

Sec. 33-47. Warning and disclaimer of liability.

The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on engineering and scientific consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes, such as ice or debris jams. This article does not imply that areas outside the floodplain district as defined herein, will be free from flooding or flood damages. This article does not create liability on the part of the State of Indiana, the Indiana Department of Natural Resources, the board of zoning appeals, the plan commission of the City of Fort Wayne, or any elected or appointed official or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder. No improvement location permit nor certificate of compliance shall be granted for any development or any other kind of work in an area covered by this article unless the applicant first executes a document upon forms provided by the city holding the city and state harmless and waiving the city's and state's liability for any flood damage. (G-14-89)

Sec. 33-48. Enforcement.

(a) It shall be the duty of the zoning enforcement officer to enforce the provisions of this article in accordance with the powers provided by this article, all other provisions of this article, and in accordance with the laws of the State of Indiana.

(b) All departments, officials and employees of the city which are vested with the duty of authority to issue permits or licenses shall conform to the provisions of this article and shall issue no permit or license for any use, building or purpose if the same would be in conflict with the provisions of this article.

[Sec. 33-49.

This section has been deleted by G-09-89.]

Sec. 33-50. Severability.

If any section, clause, provision, or portion of this article is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this article shall not be affected thereby.



MEMORANDUM

To: Natka Eshcoff
City Clerk's Office

From: Larry Magliozzi, Senior Planner
Land Use Management

RE: Floodplain Ordinance Amendment
G-90-02-27

G-90

LM

As you recall, the Plan Commission recommended a "Do Pass" of the above referenced ordinance at its business meeting of March 26, 1990. At that time, the Indiana Department of Natural Resources (IDNR) had not had an opportunity to complete their review of the proposed revisions. As a result, the ordinance was not forwarded to the City Council until the IDNR had completed its review. IDNR requested three changes to the ordinance which were incorporated into the draft forwarded to City Council, and an amended ordinance was approved by the City Council upon the recommendation of the Division of Community and Economic Development.

According to State law, any amended proposal must be returned to the Plan Commission for action. This is to inform you that the Plan Commission, at its Business Meeting of June 4, 1990 approved the ordinance as amended by the City Council. You may now forward the ordinance to the Mayor for signature, since State law does not require the ordinance to be returned to the Council.

If you have any questions, please call me at 427-1140.

#421

ORIGINAL

ORIGINAL

DIGEST SHEET

TITLE OF ORDINANCE Floodplain Ordinance Amendment

DEPARTMENT REQUESTING ORDINANCE Land Use Management - C&ED

SYNOPSIS OF ORDINANCE Adds definitions pertaining manufactured home parks and subdivisions; recreational vehicles; substantial improvement in order to meet new Federal Floodplain Management Guidelines. Ordinance will also regulate the placement of manufactured homes and trailers in the floodplain.

G-90-02-27

as amended - on amended

EFFECT OF PASSAGE Compliance of the Floodplain Ordinance with federal regulations

EFFECT OF NON-PASSAGE Possible suspension of Fort Wayne's National Flood Insurance Program status.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) None

(ASSIGN TO COMMITTEE (J.N.)) _____

BILL NO. G-90-02-27 (as amended) (as amended)

REPORT OF THE COMMITTEE ON REGULATIONS

JANET G. BRADBURY, CHAIRPERSON
DAVID C. LONG, VICE CHAIRMAN
EDMONDS, SCHMIDT, TALARICO

WE, YOUR COMMITTEE ON _____ REGULATIONS _____ TO WHOM WAS

REFERRED AN (ORDINANCE) (~~RESOLUTION~~) amending the City of
Fort Wayne Zoning Ordinance

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (~~RESOLUTION~~) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Janet G. Bradbury
C. R. Edmonds
Samuel J. Talarico
Chris Long
Mike Edmonds

DATED: 5-22-90.

Sandra E. Kennedy
City Clerk